

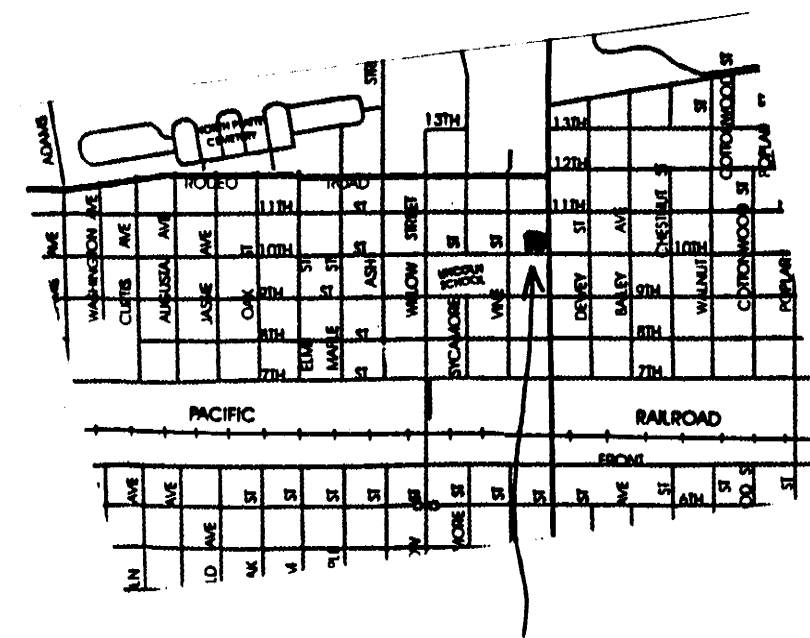
# Dawson & Piccolo Replat

a consolidation of Lots 7 and 8, Block 38  
of the Original Town of  
North Platte, Lincoln County, Nebraska

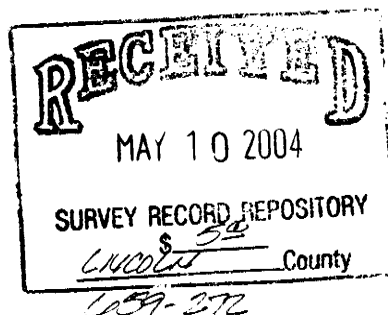
1"= 40' February 2004

File: 9278

- Corner Found  
(1/2" rebar)
- Corner Set  
(1/2" x 24" rebar & OPC)
- M Measured Distance
- R Record Distance



Dawson & Piccolo Replat



State of Nebraska  
County of Lincoln SS  
City of North Platte

Dawson & Piccolo Replat, a consolidation of Lots 7 and 8, Block 38, of the Original Town of North Platte, Lincoln County, Nebraska, except a tract of land in Lot 8 conveyed to the State of Nebraska Department of Roads by deed recorded 2/18/92 in Book 447, Pages 657-658 at the Lincoln County Register of Deeds office, as shown on the foregoing plat is created with the free consent and in accordance with the desires of the undersigned who are the sole owners and proprietors of the land included therein and shall now be known as Dawson & Piccolo Replat, North Platte, Lincoln County, Nebraska.

1. The owner hereby notes that the land is in flood area Zone B.
2. All lots will connect to City of North Platte sanitary sewer and water supply systems.
3. All sidewalks will be constructed in accordance with the City of North Platte sidewalk ordinance.
4. All storm water will drain to city streets and alleys.
5. The owner hereby notes that the land is zoned B-2, Business District.
6. All easements shown on the foregoing plat are granted for the exclusive use of public utilities and/or access and shall be free of any structures or permanent fixtures that may obstruct present and future use of the easements.
7. Access onto Jeffers Street shall be limited to the existing accesses shown on the preliminary plat.

The Lincoln County Surveyor, has reviewed and approved the foregoing plat on this 10th day of April, 2004.

Bonita M. Edwards  
County Surveyor

I hereby certify that the foregoing plat, completed 4-6-04, complies with the requirements of the ordinances of the City of North Platte (dated 1996), has been reviewed by the City of North Platte planning office, and complies with the subdivision laws of the State of Nebraska, relative to the surveying, dividing, and mapping of land; that the plat is a correct representation of all boundaries of the land surveyed, that the plat represents a survey made under my direction, and that all monuments indicated thereon exist in the location, size, and the material shown. Said plat is true and correct to the best of my knowledge and belief.

Bonita M. Edwards  
Registered Land Surveyor  
Nebr. Reg. No. 464



State of Nebraska  
County of Lincoln SS

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

See Cabinet \_\_\_\_\_ Slide \_\_\_\_\_

Lincoln County Register of Deeds

State of Nebraska  
County of Lincoln SS  
City of North Platte

This is to certify that all improvements required by North Platte Subdivision Regulations have been installed to City Specifications and are hereby approved and accepted as shown on the foregoing plat this 17th day of March, 2004.

Shawn M.  
City Engineer

State of Nebraska  
County of Lincoln SS  
City of North Platte

This is to certify that the foregoing plat was presented to the Mayor and City Council at their meeting on the 25th day of March, 2004, and was approved and accepted on that date.

See city records, Volume 25, Page 228.

Shawn M.  
City Clerk

State of Nebraska  
County of Lincoln SS  
City of North Platte

This is to certify that the foregoing plat was presented to the Planning Commission at their meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, and was approved on that date.

Shawn M.  
Chairman

State of Nebraska  
County of Lincoln SS

L.H. Koknan  
L.H. Koknan, President  
First National Bank

Be it remembered that on the 17th day of March, 2004, before me, a notary public in and for Lincoln County, Nebraska, came L.H. Koknan, President, First National Bank, known to me to be the same person who executed the foregoing instrument of writing and duly acknowledges the execution of same to be his voluntary act and deed. In testimony whereof, I have hereunto set my hand and affixed my seal the day and year above written.

My commission expires March 21, 2005

GENERAL NOTARY-STATE OF NEBRASKA  
MICHELLE K. WOLTEMATH  
My Comm. Exp. Mar. 21, 2005

Michelle K. Woltemath  
Notary Public